

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 238

Minutes of Meeting of Board of Directors

January 2, 2026

The Board of Directors (the “Board”) of Harris County Municipal Utility District No. 238 (the “District”) met in regular session, open to the public, in accordance with the duly posted notice of meeting and the Texas Open Meetings Act. The roll, consisting of the duly constituted officers and members of said Board, was called as follows:

Randy Love	-	President
Gary Nelson	-	Vice President
C.L. “Steve” Crane	-	Secretary
Ronald Julun	-	Assistant Secretary
Patricia Richardson*	-	Director

All of the said persons were present, thus constituting a quorum.

Also present were Creston Minter of H2O Innovation (the “District’s Operator”); Lynnette Tujague of Municipal Financial Management; Taylor Reed of Vogler & Spencer Engineering, Inc. (the “District’s Engineer”); Jonathan Roach, Ray Arce*, and Jewel Wheeler of Roach & Associates, PLLC (the “District’s Attorney”); Scott Gray of Champions Hydro-Lawn, Inc. (the “District’s Landscaping Consultant”); and Isabel Mata of Wheeler & Associates, Inc.[*REMOTE ATTENDEES]

PUBLIC COMMENTS

There were no public comments.

MINUTES OF PRIOR BOARD MEETINGS

The Board considered approval of the minutes of the regular meeting held on November 25, 2025. After no discussion, Director Nelson motioned to approve the minutes as presented. Director Julun seconded the motion, which passed unanimously.

REVIEW 2025 AND 2026 DISTRICT ACTION ITEMS AND ANNUAL UPDATES

Mr. Roach reviewed the District’s achievements of 2025 and briefly discussed the 2026 Master Calendar, which outlines all important dates for the District.

Director Crane noted he will present the Annual Newsletter in the upcoming months.

TAX ASSESSOR/COLLECTOR’S REPORT

Ms. Mata presented the Tax Assessor/Collector’s Report; attached as **Exhibit “A”**. After no further discussion, Director Julun motioned to approve the Tax Assessor/Collector’s Report, including payment of checks and uncollectable roll presented therein. Director Nelson seconded the

motion, which passed unanimously.

DELINQUENT TAX ATTORNEY REPORT

Mr. Roach noted no new updates at this time.

BOOKKEEPER'S REPORT

Ms. Tujague presented the Bookkeeper's Report, including payment of invoices contained therein; a copy of which report is attached hereto as **Exhibit "B"**. After no further discussion, Director Nelson motioned to approve the Bookkeeper's Report, including the payment of invoices. The motion was seconded by Director Love and passed unanimously.

DEVELOPMENT REPORTS, INCLUDING UTILITY CAPACITY AND/OR FINANCING AGREEMENT REQUESTS, SITE/FACILITY CONVEYANCES, OPTIONS FOR POSSIBLE ANNEXATION, AND RELATED MATTERS

Mr. Reed reported that the Canterbury Development should make significant progress this year. The District's Engineer and Attorney briefly discussed drafting a Utility Agreement Letter.

ENGINEER'S REPORT

Mr. Reed presented the Engineer's Report, attached as **Exhibit "C"**, and provided updates on the following: (1) Radium Treatment-Ion Exchange Water Plant No. 1 and No. 2; (2) Capital Improvement Plan; and (3) Barkers Ridge Section 1-5 Sanitary Sewer Clean &TV.

Next, Mr. Reed presented a contract increase proposal submitted by the District's Engineer. The Board engaged in a brief discussion concerning the proposed increase.

After no further discussion, Director Nelson motioned to approve the Engineer's Report and the contract increase, subject to final review by the District's Attorney. This motion was seconded by Director Julun and passed unanimously.

REVIEW OF POSSIBLE SERIES 2025 BOND ISSUE AND RELATED MATTERS

Mr. Reed noted that he is working to address comments from the District's Attorney on the Bond Application Report.

STATUS OF MAINTENANCE BY CHAMPIONS

Mr. Gray presented the Detention and Drainage Facilities Report, attached as **Exhibit "D"**, noting no new updates on the various detention ponds and channels.

Next, Mr. Gray presented a proposal for tree removal at Lake Ridge Water Plant No. 2, and briefly discussed fence repair. Director Nelson motioned to approve the tree removal proposal. This

motion was seconded by Director Julun and passed unanimously.

OPERATIONS AND MAINTENANCE REPORT

Mr. Minter presented the Operations and Maintenance Report; attached as **Exhibit “E”**, which includes updates on the following topics: (1) Repair and maintenance of District facilities; (2) Report on the manhole inspection; (3) Options for sanitary sewer line cleaning and issues; (4) Status of maintenance cost-sharing; (5) Appeals of District charges and customer disconnects, noting the District’s Operator received no new appeals; and (6) Lead & Copper Rules Revisions.

Next, Mr. Minter presented photos of a damaged sidewalk in the District that a resident is requesting the District’s Operator repair at the District’s expense. After discussion, the Board concurred to deny this request.

TECHNOLOGY AND WEBSITE UPDATES

Director Crane noted he will be working with Ms. Gentry this month on website revisions.

DIRECTOR’S REPORTS

Director Julun provided an update on the most recent West Harris County Regional Water Authority meeting, including engineering updates and map revisions.

RESOLUTION ADOPTING DEPRECIATION POLICY

Mr. Roach presented the Board’s current depreciation policy along with a revised draft policy. Following a lengthy discussion, the Board concurred to maintain the existing depreciation policy.

ATTORNEY’S REPORT

Mr. Roach advised that the annual continuing disclosure report will need to be prepared and filed. He noted that the proposals will be presented at the next Board meeting.

Next, Mr. Roach advised that the District’s current insurance policies with Arthur J. Gallagher (“AJG”) expire on March 31, 2026. He informed the Board that they could request a renewal quote from AJG or have the District’s Attorney send Requests for Proposal (“RFPs”) to other insurance companies for additional proposals. After a brief discussion, the Board concurred with soliciting a renewal proposal from AJG and new business proposals from other companies.

ADDITIONAL PUBLIC COMMENTS

There were no additional public comments.

EXECUTIVE SESSION PURSUANT TO TEXAS GOVERNMENT CODE,
SECTIONS 551.071, 551.074, ET. SEQ.

The Board did not enter into executive session.

ADDITIONAL PENDING BUSINESS AND SCHEDULE FOR UPCOMING BOARD
MEETINGS

The Board concurred to reconvene for their next scheduled Board meeting on January 27, 2026. After no further discussion to come before the Board, Director Nelson motioned to adjourn the meeting. Director Julun seconded the motion, which passed unanimously.

{THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK}

Approved this 29th day of February 2026.

/s/Steve "C.L." Crane
Secretary, Board of Directors



LIST OF EXHIBITS

- Exhibit A – Tax Assessor/Collector’s Report
- Exhibit B – Bookkeeper’s Report
- Exhibit C – Engineer’s Report
- Exhibit D – Detention and Drainage Facilities Report
- Exhibit E – Operations and Maintenance Report